

Cluster 9 - Subsector Profile Matrix			
	Greenfield	Harmony Village	Cerveny Grandmont
Subsector Characteristics	<ul style="list-style-type: none"> * Area bounded by Eight Mile, the Lodge Freeway, McNichols and the Southfield Freeway * Primarily a low density residential area * Major institutions include Sinai and Mt. Carmel Mercy Hospitals on Outer Drive 	<ul style="list-style-type: none"> * Area bounded by McNichols, Livernois, the Detroit Terminal Rail Road and Ardmore Road 	<ul style="list-style-type: none"> * Area bound by McNichols, Ardmore, the Jeffries Freeway and the Southfield Freeway * Primarily residential; three small industrial parcels along southern boundary * Relatively affluent area; higher levels of education, income, and labor force participation than the City as a whole
Neighborhood Commercial	<ul style="list-style-type: none"> * Overabundance of commercial frontages; instability of Greenfield commercial districts * Encourage commercial frontage improvements * Adjustment of commercial frontage allocation to current/projected needs 	<ul style="list-style-type: none"> * Overabundance of commercial land; commercial activities are unorganized and scattered 	<ul style="list-style-type: none"> * Commercial frontages show deterioration; need improvement measures * Should be clustered into viable concentrations at key nodes and intersections
Housing	<ul style="list-style-type: none"> * Excellent housing stock; strong community groups * Encouragement of maintenance levels; housing conversion programs for areas showing decline * Encouragement of owners to maintain vacant structures 	<ul style="list-style-type: none"> * Developed primarily between 1925 and 1945; greatest bulk of structures were built between 1925 and 1934 * Need for rehabilitation programs on all levels * Need for spot demolition of vacant structures which constitute a blighting influence on the surrounding area 	<ul style="list-style-type: none"> * Housing is subsector's greatest asset; well rounded community, sound housing although certain aspects of the subsector need improvement * Vacant lots and structures exist sporadically in the subsector; need a reinvestment program to combat this problem * Rehabilitation Programs should be encouraged; spot demolition, vacant housing rehabilitation, landlord incentives to improve property
Job Centers		<ul style="list-style-type: none"> * Industrial corridor along the southern border is relatively modern and has the potential to continue as an employment center 	<ul style="list-style-type: none"> * Substantial under-utilized industrial land along the Jeffries and Southfield Freeways that have potential to form industrial parks
Transportation			
Youth Development	<ul style="list-style-type: none"> * Lack of recreation program facilities 		<ul style="list-style-type: none"> * Relatively underserved by recreation land and buildings * Potential for recreation program building at Southfield and Fenkell
Source:	The City of Detroit Master Plan of Policies (April 1990)		

Note: This matrix is intended for use as an easy reference. It generalizes selected policies described in the City of Detroit Master Plan.